



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

Administrative Special Use (mark one)

- Extended Family Dwelling
- Temporary Mining or Batch Plant
- Oil and/or Gas Operations
- Rural Home Occupation
- Tower Renewal
- Other _____

Construction Drawing Review and Permits (mark one)

- Approved Construction Drawing Amendment
- Review of Construction Drawings
- Construction Permit
- Major Final Plat
- Minor Subdivision with Improvements
- Site Development Plan, Major
- Site Development Plan, Minor
- Early Grading or Grading
- ESQCP

Minor Vacations (mark one)

- Vacation of Interior Lot Line(s)
- Utility, Drainage, or Sidewalk Easements
- Sight Visibility
- View Corridor

Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 7205 Maine Lane, Colorado Springs, CO	
Tax ID/Parcel Numbers(s) 5308000048	Parcel size(s) in Acres: 5 acres
Existing Land Use/Development: Mixed Use	Zoning District: A-5

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): Dan Combs/Mountain Splendor Services	
Mailing Address: 7205 Maine Lane	
Daytime Telephone: (719) 495-2877	Fax: (719) 218-9132
Email or Alternative Contact Information: dan@mtnsplendor.com	

Description of the request: (attach additional sheets if necessary):

The Applicant seeks approval for a Minor Site Development Plan.

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): NES Inc. (Tamara Baxter / Andrea Barlow)	
Mailing Address: 619 N Cascade Avenue, Ste 200, Colorado Springs, CO 80903	
Daytime Telephone: 719-471-0073	Fax: 719-471-0267
Email or Alternative Contact Information: abarlow@nescolorado.com / tbaxter@nescolorado.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): same as Applicant (above)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:

Owner (s) Signature: _____

Applicant (s) Signature: Tamara Baxter

Date: 10/20/17

Date: _____

Date: 10/20/17

MOUNTAIN SPLENDOR SERVICES

PROJECT STATEMENT

APRIL 2018 (REVISED AUGUST 2018)

REQUEST

N.E.S. Inc. on behalf of Dan Combs/Mountain Splendor Services requests approval of the following application(s):

1. Minor Site Development Plan

LOCATION

The subject site is located off of Maine Lane, south of Adventure Way. The site is primarily accessed from Woodmen Road at Black Forest Road and Adventure Way to Maine Lane. Maine Lane is a private unpaved road. A Driveway Permit has been provided with this request.

The property is located in El Paso County ("County") and is zoned Agricultural, A-5. The site is approximately 5 acres. Surrounding land use and zoning include the following:

- North: A-5 (County) – Residential / Similar Business
- West: A/AO (City) – Residential / Similar Business. The property to the west was annexed in to the City of Colorado Springs in 2005/2006
- East: RR-5 (County) – Residential
- South: PUD (City) – Residential. The lots to the south are part of the Quail Brush Creek subdivision.



PROJECT DESCRIPTION

The property received Variance of Use approval by the Board of County Commissioners on February 6, 2018 in accordance with Resolution No. 18-079. As part of the conditions of approval, the Owner was required to submit a site development plan for review and approved by the Planning and Community Development Department. This Minor Site Development Plan request addresses the existing improvements on the site including structures, landscaping, lighting, and signage. The attached Site Plan graphically depicts the limits of the existing operation.

Existing Structures

Below is a brief summary of the existing structures on-site.

- Single-family residence which is used by Mountain Splendor Services as the main office. Built in 1972.
- Pole Barn used for general related vehicle maintenance and business related storage. Built 2000.
- Two greenhouse structures used for landscape planting storage. Installed in approximately 2002.
- One semi-trailer and storage container use for irrigation related storage materials. Brought on-site by Applicant in 2015.
- Landscape storage bins for mulch, rock, and other landscape material. Installed by Applicant in 2015.
- Two (2) 32' x 8' water tanks. Brought on-site by Owner 2017 and both will be removed off site by June 2018.

The Owner has been working with Pikes Peak Regional Building (PPRB) regarding obtaining the necessary building permit. Elevation for the main residence/office and pole barn have been provided. Neither structures exceed the maximum building height in the A5 zone district.

Landscaping

The property is almost entirely encompassed within a 4' existing barb wire fence, except along Maine Lane. Pursuant to Resolution No. 18-079, the Board of County Commissioners approved that in lieu of a 6' opaque privacy fence along the southern property boundary, the Owner shall install 15 10' tall Austrian pines as visual screening in addition to the existing 11 deciduous trees (crabapple and cottonwood trees) and 1 existing pine tree, for a total of 27 trees. The Owner has installed the required Austrian pines. A Landscape Plan for the site has been provided.

Site Lighting

A Lighting Plan has been provided which illustrates the existing site lighting. On-site lighting includes:

- Standard residential lighting is on the residential/office structure in front and back;
- Storage/Workshop Building Lighting:
 - There are two lights on the east side of the building that are only switched on during loading of landscape materials and equipment as needed. These lights are used short term and are not left on for an extended duration. These lights can be adjusted as necessary.
 - On the south side of the building, there are four lights.
 - The one light adjacent to the door is similar to residential lighting.
 - The single light at the very top of the overhead door is a dusk to dawn light. It is for security purposes. It does not spill into the adjacent properties. This light can be adjusted as needed.

- The other two lights immediately adjacent to the overhead door are similar to the lighting on the east side of the structure. They are switched on during loading of landscape materials and equipment. These lights are not left on for an extended duration. These lights can be adjusted as necessary.

There is no additional site lighting on the property. Based on the minimal existing lighting on-site, a photometric lighting study has not been conducted.

Pursuant to Resolution No 18-079, a condition of approval indicated that “security lighting shall be limited to that in existence at the time of approval of the variance of use. No additional lighting, excluding standard wall mounted entry lighting, shall be installed without prior approval by the Board of County Commissioners of an amended variance of use application.” No additional lighting is proposed on-site.

Water/Wastewater

Water is provided to the site by an individual well. A copy of the well permit issued for the site in April 1983 has been provided. Water quality testing results have been provided. Water use on the property is for the office use and irrigation of the tree nursery. The irrigation system was installed by the previous owner by the wholesale nursery business approximately 12 years ago.

Sanitation is provided on the site by an on-site wastewater system. Septic Verification provided by Drexel, Barrel & Company has been attached. Pursuant to Resolution No. 18-079, a condition of approval is “no vehicular traffic and/or parking or storage of construction equipment, materials, or supplies shall occur over the existing onsite wastewater treatment systems components.”

Drainage and Erosion

The site is located in the Sand Creek drainage basin. No additional grading or site development is proposed at this time. The Final Drainage Report prepared by Drexel, Barrell, & Co. dated September 30, 2017, indicates that “The change in zoning use of the property, will not adversely affect surrounding or downstream developments.” This report has been provided.

Signage

An existing entrance sign is located on the northwest corner of the property adjacent to Maine Lane. This sign is flagstone and is appropriately 8' long, 2' high and about 6' wide. A Sign Plan has been provided and approved.

SITE DATA

OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

Building Setbacks:
-North 25'
-West 25'
-South 25'
-East 25'

Tax ID Number: 5308000048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

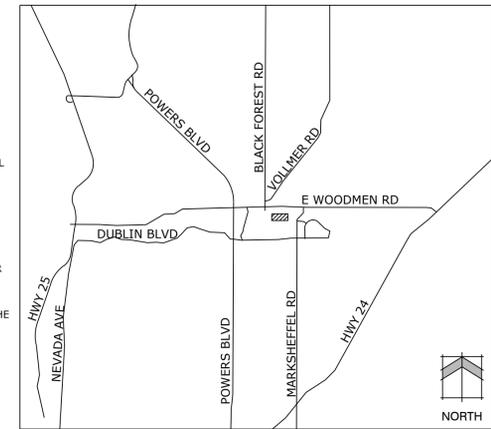
Building Height: 30'
Building Area: Residence - 1,440 sqft
Shed 1 - 2,400 sqft
Shed 2 - 2,400 sqft
Total Building Area - 6,240 sqft

Landscape Buffer: -South 20'

Lot Coverage
-(%) building 3%
-(%) impervious 3%

MOUNTAIN SPLENDOR SERVICES, INC.
EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

VICINITY MAP



Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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LEGAL DESCRIPTION

PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THOSE ROADWAYS KNOWN AS MAINE LANE, IDAHO LANE, UTAH LANE, NEVADA LANE AND CALIFORNIA DRIVE, AS REFERENCED IN NOTICE RECORDED MARCH 9, 1977 IN BOOK 2904 AT PAGE 643.

NOTES

- FLOODPLAIN STATEMENT: THIS SITE, 7205 MAINE LANE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0537F), EFFECTIVE (03/17), (1997).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
- (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE/RESIDENCE BUILDING.
- NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
- SECURITY LIGHTING SHALL BE LIMITED TO THAT IN EXISTENCE AT THE TIME OF APPROVAL OF THE VARIANCE OF USE. NO ADDITIONAL LIGHTING, EXCLUDING STANDARD WALL-MOUNTED ENTRYWAY LIGHTING, SHALL BE INSTALLED WITHOUT PRIOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF AN AMENDED VARIANCE OF USE APPLICATION.

TSN 530-8000-137
CITY RE-ZONING
RESIDENTIAL

TSN 530-8000-067
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-060
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-062
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-084
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-047
COUNTY A-5
AGRICULTURAL

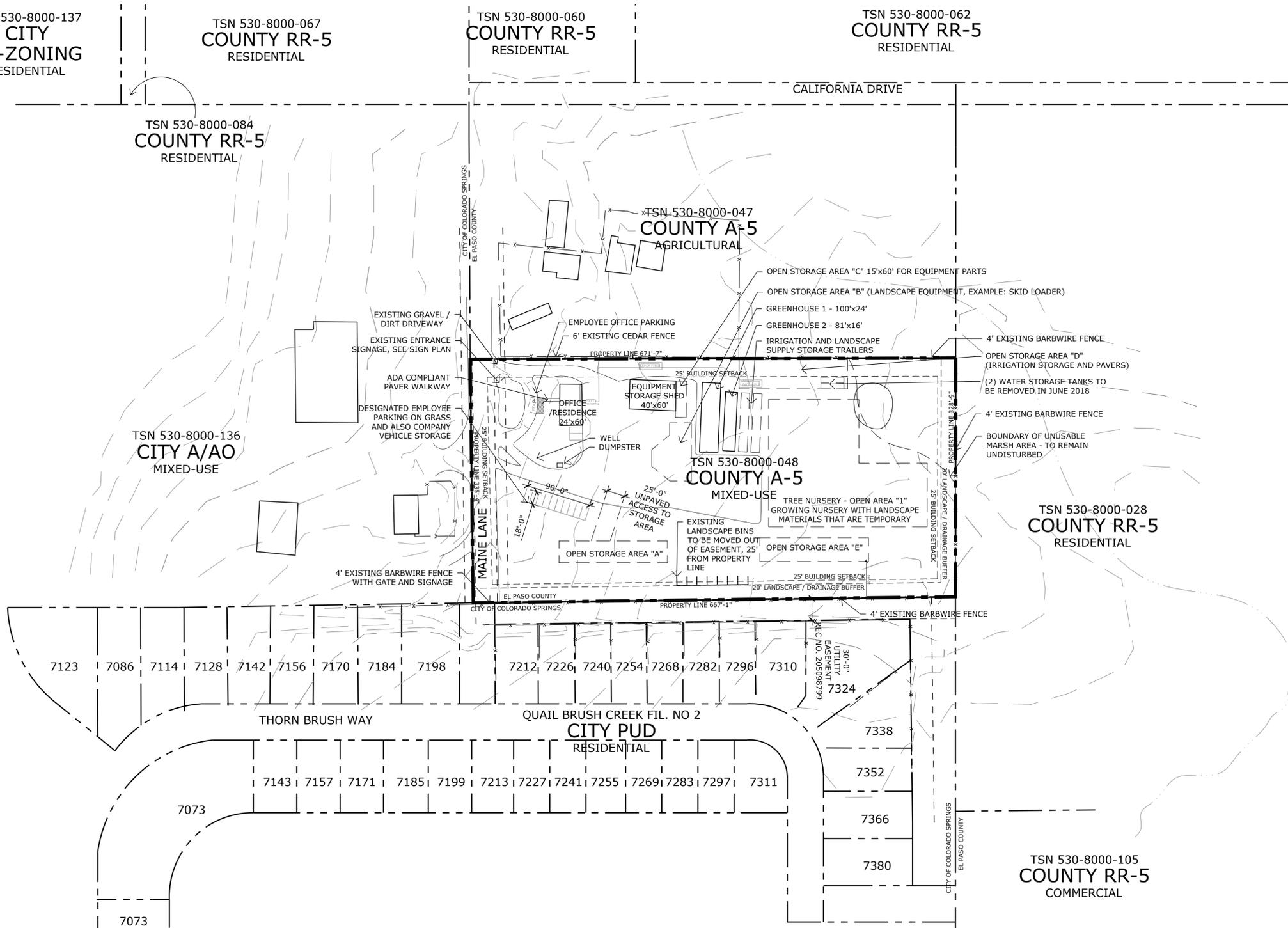
TSN 530-8000-136
CITY A/AO
MIXED-USE

TSN 530-8000-048
COUNTY A-5
MIXED-USE

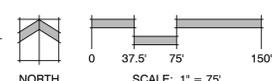
TSN 530-8000-028
COUNTY RR-5
RESIDENTIAL

THORN BRUSH WAY
QUAIL BRUSH CREEK FIL. NO 2
CITY PUD
RESIDENTIAL

TSN 530-8000-105
COUNTY RR-5
COMMERCIAL



Approved
By: Craig Dossey, Executive Director
Date: 09/27/2018
El Paso County Planning & Community Development



P:\Mountain_Splendor_Services, Inc\Maine_Lane_Use_Variance\Drawings\Planning\Development\Maine_Lane_SDP.dwg (Site Development Plan) 9/4/2018 1:22:22 PM msawf

1 OVERALL SITE PLAN

MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

DATE	BY	DESCRIPTION
08/31/2018	MS	REVISED PER COMMENTS

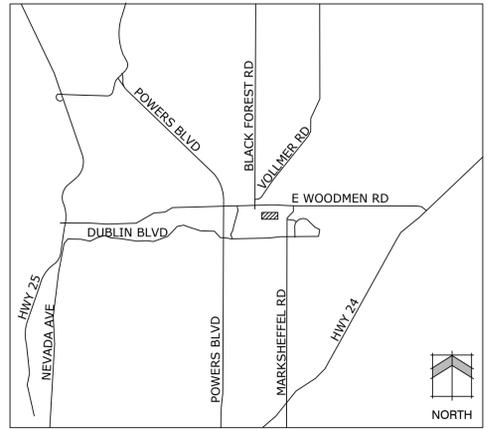
SITE DEVELOPMENT PLAN

1
1 OF 1

DD PPR 18-017

MOUNTAIN SPLENDOR SERVICES, INC.
EL PASO COUNTY, STATE OF COLORADO
ADA ROUTE PLAN

VICINITY MAP



Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 20
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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LEGAL DESCRIPTION

PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THOSE ROADWAYS
KNOWN AS MAINE LANE, IDAHO LANE, UTAH LANE, NEVADA LANE AND
CALIFORNIA DRIVE, AS REFERENCED IN NOTICE RECORDED MARCH 9,
1977 IN BOOK 2904 AT PAGE 643.

SITE DATA

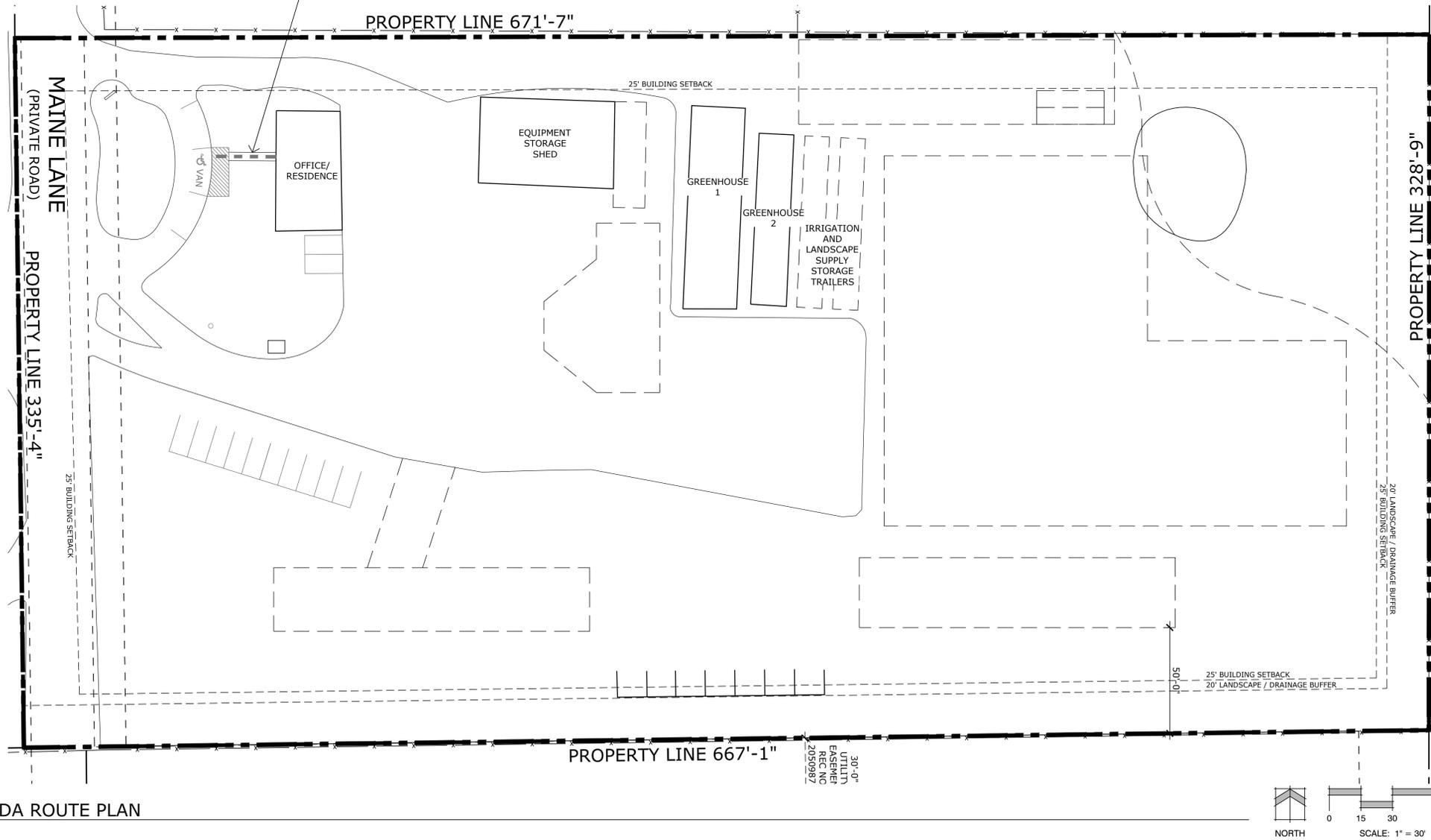
OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

Tax ID Number: 5308000048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

NOTES

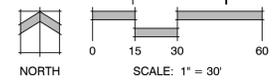
1. MAINE LANE IS A PRIVATELY OWNED AND MAINTAINED ROAD.

ADA ROUTE WITH COMPLAINT PAVER WALKWAY



P:\Mountain Splendor Services, Inc\Maine Lane Use Variance\Drawings\Planning\Develop\MaineLaneDP.dwg (ADA ROUTE) 9/2/2018 12:23:45 PM mswitt

1 ADA ROUTE PLAN



MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/18
PROJECT MGR: T. BA
PREPARED BY: M. S

ADA ROUTE PLAN

DATE: 08/31/2018 BY: MS DESCRIPTION: REVISED PER COMMENTS

ADA ROUTE PLAN

1

1 OF 1

DD PPR 18-017

SITE DATA

OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

Building Setbacks:
-North 25'
-West 25'
-South 25'
-East 25'

Tax ID Number: 5308000048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

Building Height: 30'
Building Area: Residence - 1,440 sqft
Shed 1 - 2,400 sqft
Shed 2 - 2,400 sqft
Total Building Area - 6,240 sqft

Landscape Buffer: -South 20'

Lot Coverage
-(%) building 3%
-(%) impervious 3%

MOUNTAIN SPLENDOR SERVICES, INC.
EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

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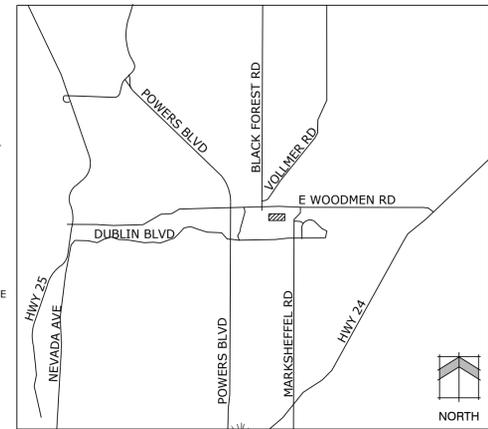
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TREE REQUIREMENTS

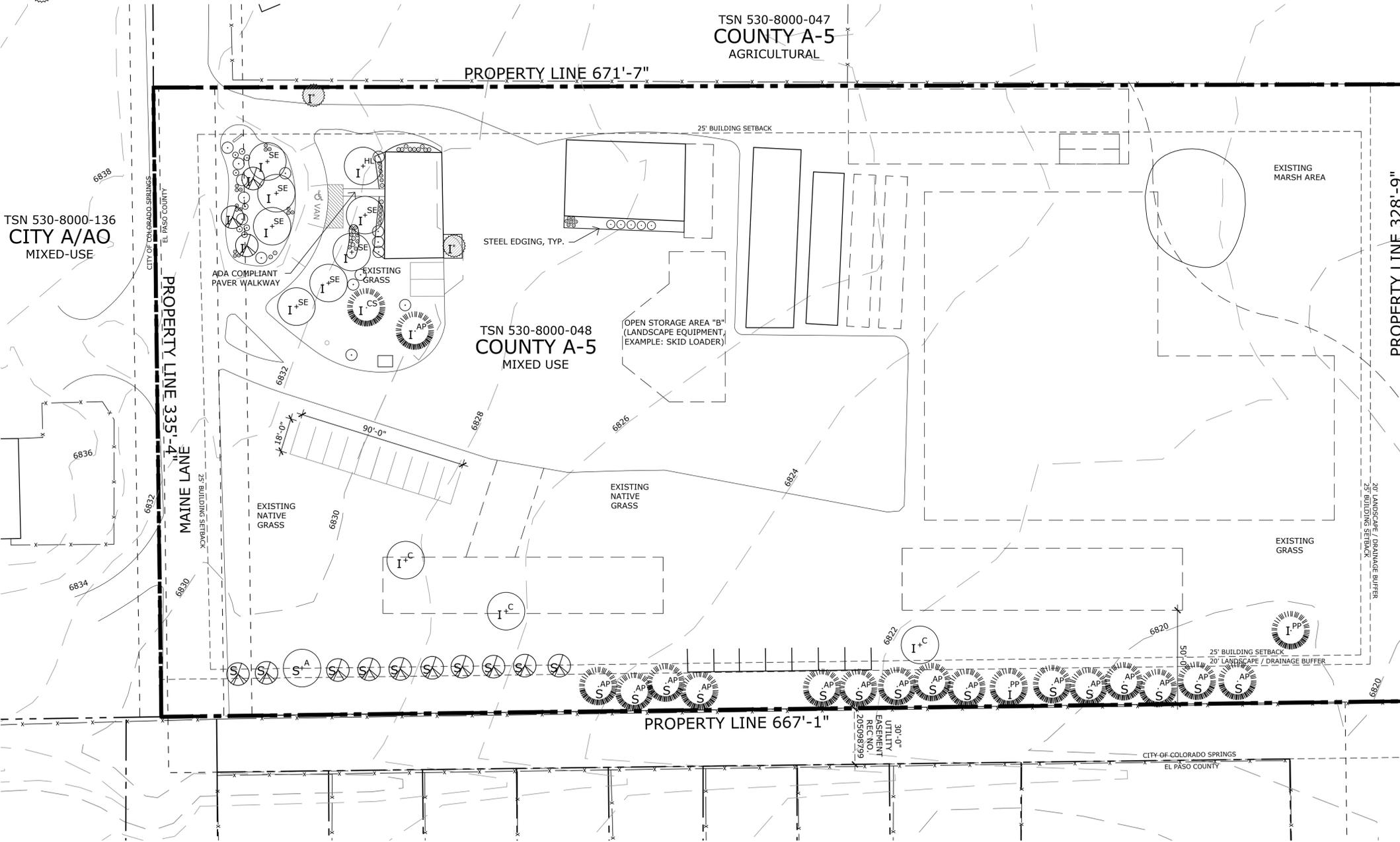
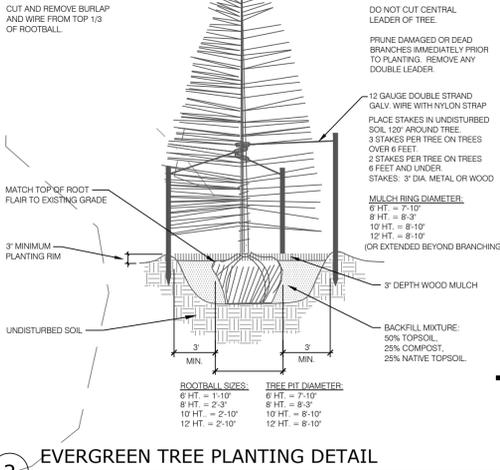
LDC Plant Category	Tree Requirement Classification	Parameters	Required Trees (1/25)	Provided Trees (substitutes 1 tree/10 shrubs)
(ML)	Maine Lane (Private Road)	335'-4"	0	0 (shrub substitute 0)
(S)	Landscape Buffer at 30' Utility Easement	667'-1"	26	26 (shrub substitute 0)
(P)	Parking Tree Requirements	10 spaces	none if under 15 spaces	0 (shrub substitute 0)
(I)	Internal Landscaping Area	5% of lot to be landscaped Required 10,800 sqft	21	20 (shrub substitute 10)

VICINITY MAP



PLANTING LEGEND - EXISTING

TREE SYMBOL	QTY	TREE TYPE	TREE SYMBOL	QTY	TREE TYPE	SHRUB SYMBOL	QTY	SHRUB TYPE
	13	CRABAPPLES		3	COTTONWOOD		2	WEIGELA
	1	ASH		13	SHRUB TYPE EUONYMOUS		3	DWARF SPRUCE
	2	HONEY LOCUST		2	LILAC		5	MUGO PINE
	7	SIBERIAN ELM		5	BOXWOOD		7	RUSSIAN SAGE
	16	AUSTRIAN PINE		4	SPIREA		39	DAYLILY
	2	PONDEROSA PINE		2	ROSES			
	1	COLORADO BLUE SPRUCE						
	2	JUNIPER						



EVERGREEN TREE PLANTING DETAIL
SCALE: NOT TO SCALE

TSN 530-8000-136
CITY A/AO
MIXED-USE

TSN 530-8000-048
COUNTY A-5
MIXED USE

TSN 530-8000-028
COUNTY RR-5
RESIDENTIAL

Land Planning
Landscape Architecture
Urban Design

NES

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MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

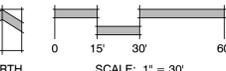
DATE: 08/31/2018
BY: MS
DESCRIPTION: REVISED PER COMMENTS

LANDSCAPE PLAN

1
1 OF 1

DD PPR 18-017

1 LANDSCAPE PLAN



P:\Mountain_Splendor_Services, Inc\Maine Lane Use Variance\Crowings\Planning\Drawings\MaineLaneDP.dwg [Landscape Plan] 9/4/2018 12:25:25 PM mswift

SITE DATA

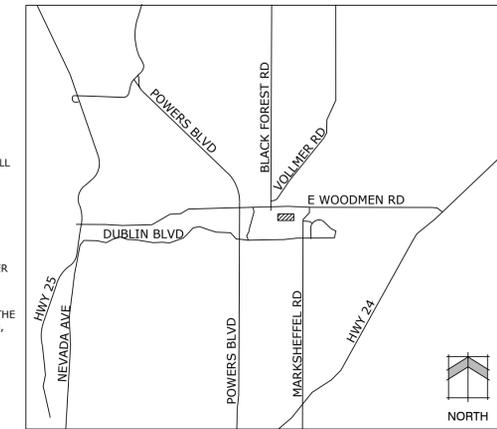
OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO	Building Setbacks:	-North 25' -West 25' -South 25' -East 25'
80923		Landscape Buffer:	-South 20'
Tax ID Number:	5308000048	Lot Coverage	-(%) building 3% -(%) impervious 3%
Current Zoning:	AGRICULTURAL A-5		
Acreage:	5.10 AC (222,249 sqft)		
Building Height:	30'		
Building Area:	Residence - 1,440 sqft Shed 1 - 2,400 sqft Shed 2 - 2,400 sqft Total Building Area - 6,240 sqft		

MOUNTAIN SPLENDOR SERVICES, INC.

EL PASO COUNTY, STATE OF COLORADO

SITE DEVELOPMENT PLAN

VICINITY MAP



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- ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
- (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE/RESIDENCE BUILDING.
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Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

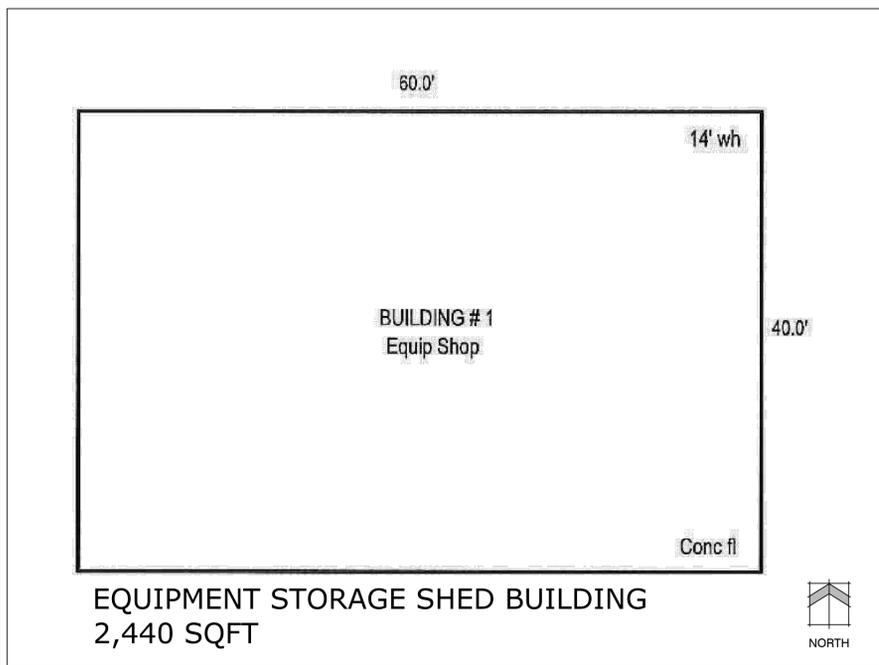
DATE	BY	DESCRIPTION
08/31/2018	MS	REVISED PER COMMENTS

FLOOR PLANS

1

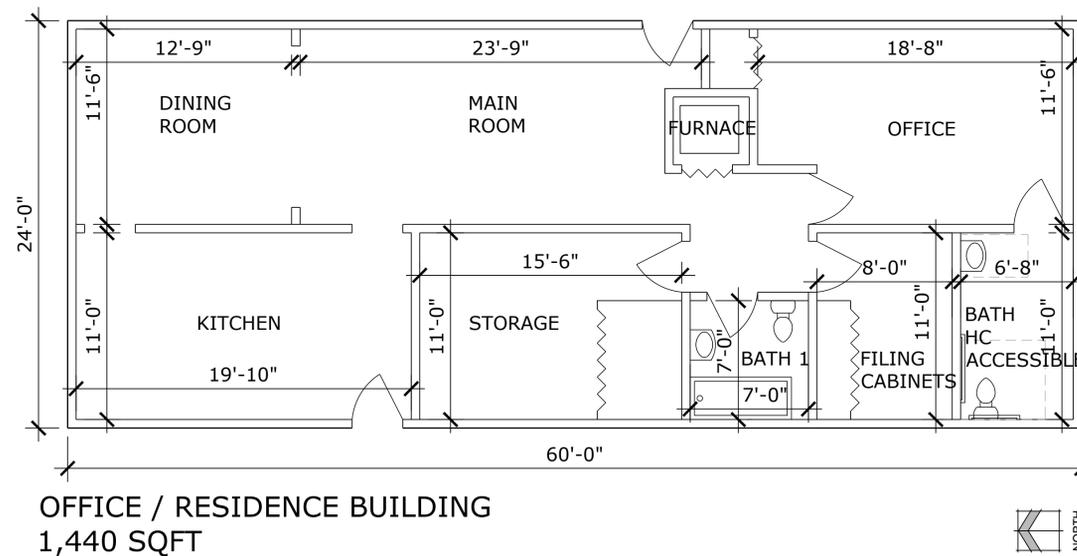
1 OF 1

DD PPR 18-017



1 EQUIPMENT STORAGE SHED FLOOR PLAN

NOT TO SCALE



2 OFFICE / RESIDENCE (PRIMARY STRUCTURE) FLOOR PLAN

NOT TO SCALE

P:\Mountain Splendor Services, Inc\Maine Lane Use Variance\Drawings\Planning\Develop\MaineLandSP.dwg (Floor Plan) 9/4/2018 12:23:30 PM msawft

SITE DATA

OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

Tax ID Number: 5308000048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

Building Height: 30'
Building Area: Residence - 1,440 sqft
Shed 1 - 2,400 sqft
Shed 2 - 2,400 sqft
Total Building Area - 6,240 sqft

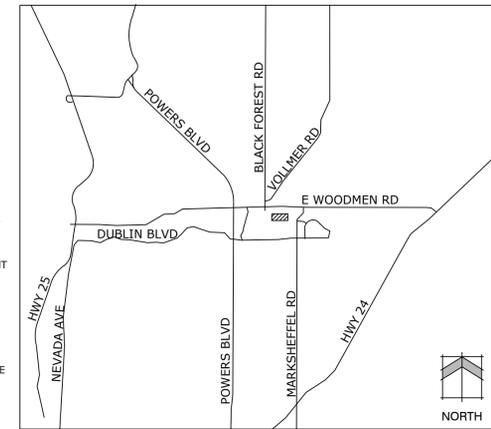
Building Setbacks:
-North 25'
-West 25'
-South 25'
-East 25'

Landscape Buffer:
-South 20'

Lot Coverage
-(%) building 3%
-(%) impervious 3%

MOUNTAIN SPLENDOR SERVICES, INC.
EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

VICINITY MAP



Land Planning
Landscape Architecture
Urban Design

NES

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LEGAL DESCRIPTION

PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THOSE ROADWAYS KNOWN AS MAINE LANE, IDAHO LANE, UTAH LANE, NEVADA LANE AND CALIFORNIA DRIVE, AS REFERENCED IN NOTICE RECORDED MARCH 9, 1977 IN BOOK 2904 AT PAGE 643.

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- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
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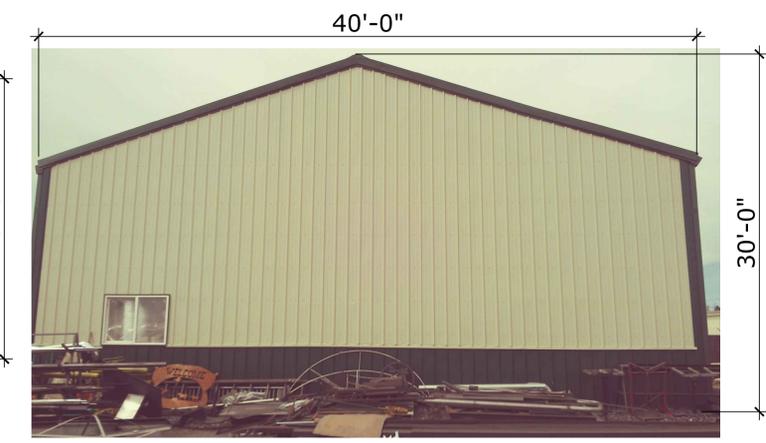
1 EXISTING OFFICE / RESIDENCE - EAST ELEVATION
NOT TO SCALE



4 EXISTING OFFICE / RESIDENCE - WEST ELEVATION
NOT TO SCALE



2 EXISTING OFFICE / RESIDENCE - NORTH ELEVATION
NOT TO SCALE



5 EXISTING STORAGE SHED - EAST ELEVATION
NOT TO SCALE



7 EXISTING STORAGE SHED - WEST ELEVATION
NOT TO SCALE



3 EXISTING OFFICE / RESIDENCE - SOUTH ELEVATION
NOT TO SCALE



6 EXISTING STORAGE SHED - SOUTH ELEVATION
NOT TO SCALE



8 EXISTING STORAGE SHED - NORTH ELEVATION
NOT TO SCALE

NORTH SIDE OF EXISTING STORAGE SHED - PHOTOGRAPH HARD TO OBTAIN DUE TO FENCE ON NORTH SIDE OF PROPERTY

MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

DATE	BY	DESCRIPTION
08/31/2018	MS	REVISED PER COMMENTS

BUILDING ELEVATIONS

1
1 OF 1

DD PPR 18-017



PLANNING and COMMUNITY DEVELOPMENT DEPARTMENT

Issue Date: 5/15/2018

Permit Number: 27935

DRIVEWAY ACCESS PERMIT/WAIVER

The undersigned applicant agrees to perform all work in accordance with the El Paso County Subdivision Criteria Manual, El Paso Land Development Code, recorded plat (if applicable), requirements specified below, and any permit attachments. Should the preceding conditions not be satisfied, this permit shall be considered NULL and VOID.

APPLICANT: DAN COMBS

Company: MOUNTAIN SPLENDOR SERVICES

Telephone: (719) 495-2877 Address: 7205 MAINE LN

City: COLO SPGS

State: CO

ZIP: 80923-

Project Location: (Street Address, Lot Number, Tax Schedule #)

TYPE OF DRIVEWAY ACCESS

7205 MAINE LN

Single Family Dwelling

Comments: FEE WAIVED PER EN

Remarks:

It has been determined the access of this property is onto a PRIVATE ROAD or a road not maintained by the county. The property owner is encouraged to maintain positive drainage for the convenience and safety of all concerned. Consent must also be obtained from the entity owning, controlling or maintaining said roadway if other than the access applicant.

REQUIREMENTS:

1. STATE LAW REQUIRES that utilities be located prior to construction. At least two days advance notice must be given. Phone 1-800-922-1987
2. All work sites must be signed and protected in accordance with the current issue of the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES and any permit attachments.
3. Should it become necessary for El Paso County to sign, light and barricade hazardous areas or restore the Right-of-Way to its original condition, all costs of said work shall be borne by the applicant.
4. All backfill shall be compacted to 90% of AASHTO T-180 unless otherwise specified.
5. ALL ACCESSES ARE SUBJECT TO RECONSIDERATION UPON LAND USE OR TRAFFIC CHANGES. All permits issued are for a SINGLE ACCESS point to a specific roadway.
6. Road closure will not be permitted.
7. This permit is not good for access to planned arterial roadways.
8. Permit is VOID if construction is not completed within 90 days.
9. Applicant should contact local Fire Protection District for any additional requirements.
10. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit

Fee: \$0.00

Surcharge: \$0.00

Total Charge: \$0.00

SIGNATURES APPLICANT: mailed to client

ISSUED BY: [Signature]